

Document No. 4962
ADOPTED 10/8/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF URBAN ACCESS AND
CALVIN JOHNSON ASSOCIATES
DISPOSITION PARCELS R-12A AND R-12B
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Urban Access and Calvin Johnson has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels R-12A and R-12B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Access and Calvin Johnson Associates be, and hereby is, tentatively designated as Redeveloper of Disposition Parcels RE-12A and R-12B in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels R-12A and R-12B by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director be, and hereby is, authorized to execute and deliver a License Agreement with Urban Access and Calvin Johnson Associates for early entry to Parcels R-12A and R-12B for the purpose of site preparation and soil conditions investigation. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

BOSTON BANK OF COMMERCE
110 Tremont Street • Boston, MA 02108 • (617) 423-1010

June 30, 1987

Daniel L Ocasio, President
Urban Access, Inc.
230 West Canton Street
Boston, Ma. 02116

Calvin E. Johnson, President
Calvin E. Johnson, Associates
Development and Design
136 East 55th Street
New York City, NY 10022

Re: 94 Units of Housing Proposal for
Boston Redevelopment Authority South
End Neighborhood Housing Initiative
program

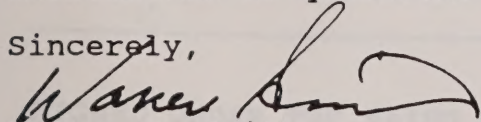
Dear Mr. Ocasio:

The bank has reviewed your firm's proposal to construct 94 units of housing for market, moderate, and low income rental.

Based on the preliminary data that you have submitted, there is interest on the part of the Boston Bank of Commerce to participate in the financing of the proposed project. If your company is designated the developer for the BRA program, the bank would like to review your proposal in more detail to determine our commitment of participation in the financing of your project.

The Boston Bank of Commerce is very interested in working with developers who are creating affordable housing, and would welcome the opportunity to work with you. If there is any additional information or questions that you may have, please contact me.

Sincerely,


Warren E. Smith
Executive Vice President

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?

See attached financial statements for each partner (Daniel Ocasio is the only partner owning real estate in Boston: own home, purchased in 1979)

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crimes, are they currently under indictment for any such crimes?

NO

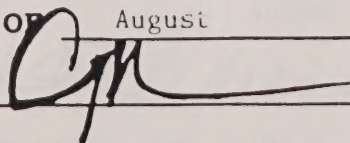
6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

26th DAY OF August, 19 87

SIGNATURE:



(Calvin Johnson, for Urban Access
& Calvin Johnson Asse.)

ADDRESS:

230 W. Canton St., Boston, MA 02116

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?

One 2-family residence at 230 W. Canton St., Boston (home residence) purchased in 1979 (See attached for other principals' N.Y. real estate)

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crimes, are they currently under indictment for any such crimes?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

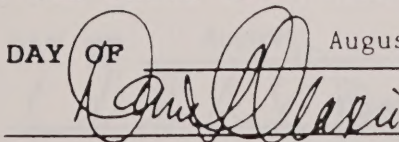
26th

DAY OF

August

, 19 87

SIGNATURE:

 (Daniel L. Ocasio)

ADDRESS:

URBAN ACCESS INC., 230 W. canton St., Boston, MA 02116

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?

See attached financial statements for each partner (Daniel Ocasio is the only partner owning real estate in Boston: own home purchased in 1979)

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crimes, are they currently under indictment for any such crimes?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

26th

DAY OF

August

, 19⁸⁷

SIGNATURE:

Victor A. Jorin (Victor A. Jorin)

ADDRESS:

URBAN ACCESS INC., 230 W. Canton St., Boston, MA 02116

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: URBAN ACCESS & CALVIN JOHNSON ASSOCIATES
- b. Address and ZIP Code of Redeveloper: 230 W. Canton St., Boston, MA 02116
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End Neighborhood Housing Initiatives

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Parcels R-12A, R-12B, and 33B

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☒ A partnership known as URBAN ACCESS & CALVIN JOHNSON ASSOCIATES☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
June, 1987

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: Daniel Ocasio, 230 W. Canton St., Boston, MA, 02116 ; 1/3 ownership
Victor Jorin, " " " " " " ; 1/3 ownership
Calvin Johnson, " " " " " " ; 1/3 ownership

space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0867

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. N/A
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
1/3 for each partner: Daniel Ocasio, Victor Jorin, Calvin Johnson.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. N/A

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 83R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 11,900,000.
- b. Cost per dwelling unit of any residential redevelopment. \$ 122,000.
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT		ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
1 bedroom	Market Units	\$ 750.00	
2 bedroom		830.00	
3 bedroom		1,050.00	
1 bedroom	Moderate Income	459.00	Average rent
2 bedroom	Units	510.00	\$ 711.00
3 bedroom		551.00	
1 bedroom	Low Income Units	617.00	
2 bedroom		727.00	
3 bedroom		908.00	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Heating, water and sewer

(Parking is separate; electrical and gas cooking separate)

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Refrigerators, gas range

CERTIFICATION

I (We) Victor Jorin

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: August 25, 1987

Dated: _____

Victor A. Jorin
Signature

Signature

Victor Jorin (partner)

Title

Urban Access
230 W. Canton St., Boston, MA 02116

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: URBAN ACCESS & CALVIN JOHNSON ASSOCIATES
- b. Address and ZIP Code of Redeveloper: 230 W. Canton St., Boston, MA 02116

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End Neighborhood Housing Initiatives

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows:

Parcels R-12A, R-12B,

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
- If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of June, 1987, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: See attached statements

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land: Refer to attached statements

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0867

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

Bankers Trust (Acct. is under name of "Calvin
455 Park Avenue Johnson")
New York, NY 10022

\$ 75,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

(Bridge loan from sale of syndication proceeds for
this project): ENTERPRISE FOUNDATION

\$ 400,000

172-B Mulberry St., NY, NY (Tel. 212 226-1610)

Loan under name of "Calvin Johnson"

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

Profits from Hudson View Towers Corp.

\$ 750,000 (stock)

\$ none

Sale of Lot 761, Lot 01, Lakewood, NJ

250,000

none

See attached financial statement

for information on other assets

7. Names and addresses of bank references:

Ms. Patricia Seaster-Field, Vice President
Bankers Trust

(Bank reference for account
under name of "Calvin Johnson")

455 Park Avenue, New York, NY 10022

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Section 8 Housing, NY, NY: 79 units of subsidized housing, 55,000 sf; total construction cost: \$3.5 million; date of completion - 1983

Sites C & G, Battery Park City, NY, NY: 220 units; 195,000 sf; total construction cost: \$40 million; (co-venture with Zeckendorf Corp.)

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Daniel Ocasio, Dir. of Design & Development, Southwest Corridor, MBTA, Boston
- supervised relocation of Orange Line and design of nine new stations;
Vistor Jorin, Historical Architect/Project Supervisor, Boston National
Historical Park, (U.S.Dept. of Interior), Boston, MA - see attached resumes.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:
Section 8 Housing, NY, NY: 79 units of subsidized housing

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: NO

- a. Name and address of such contractor or builder:

N/a

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ N/A

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

N/A

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

N/A

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0867

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

N/A

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? N/A ☐ YES ☒ NO

If Yes, explain:

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain:

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Victor Jorin

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: August 25, 1987

Dated: August 25, 1987

Victor A. Jorin
Signature

Signature

Victor A. Jorin (partner)

Title

Title

Urban Access, 230 W. Canton St., Boston,
MA 02116

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department.

CERTIFICATION

I/We, Victor Jorin, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated August 25, 1987

Dated _____

Signature

Signature _____

Urban Access _____

Address & Zip Code 230 W. Canton St., Boston, MA 02116

Address & Zip Code _____

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer: URBAN ACCESS & CALVIN JOHNSON ASSOCIATES
230 W. Canton St.
Boston, MA 02116
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.
YES: _____ NO: NO
If yes, explain _____
3. a. The financial condition of the developer, as of June, 1987 is as reflected in the attached financial statement.
Attached are financial statements for each partner:
Calvin Johnson
Daniel Ocasio
Victor Jorrin
- NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.
- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.
See attached, each partner's financial statement.
4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:
Bridge loan from sale of syndication proceeds for this project:
Enterprise Foundation (Loan for \$400,000 under name
172-B Mulberry St. of Calvin Johnson)
New York, NY Tel. 212 226-1610
5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks: _____

Name, address & zip code of bank

Amount

(Account under name of Calvin Johnson)

\$ 75,000

Bankers Trust

455 Park Ave.

- b. By loans from affiliated or associated corporations of firms:
- | <u>Name, address & zip code of source</u> | <u>\$ Amount</u> |
|---|------------------|
|---|------------------|

- c. By sale of readily saleable asset

<u>Description</u>	<u>Market Value</u>	<u>Mortgage or liens</u>
Profits from Hudson View Towers Corp	\$ 750,000	\$ none
Sale of Lot 761 & 01, Lakewood, NJ	250,000	none

6. Name and addresses of bank references:

Ms. Patricia Seaster-Field, Vice President
Bankers Trust
455 Park Avenue
New York, NY 10022

(Account under name of Calvin Johnson)

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____

NO: NO

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

Section 8 Housing, NY, NY: 79 units, 55,000 sf, total cost: \$3.5 million

Date of completion: 1983

Sites C & G, Battery Park City, NY, NY: 220 units of residential housing, 195,000 sf, total cost \$40 million; co-venture w/Zeckendorf Corp.

Date of completion: 1986

- b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

See attached resumes for each partner, i.e.:

Daniel Ocasio, Dir. Design and Development, Southwest Corridor, MBTA's Orange Line relocation project supervisor; supervised design and development of nine new stations. (MBTA/10 Park Plaza, Boston)

Victor Jorin, Historical Architect/Project Supervisor for Boston

Nat'l. Historical Park

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

NO

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES

NO

If yes, explain:

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ N/A

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount
\$

Date to be
Completed

N/A

- e. Outstanding construction contract bids of such contractor or bidder:

N/A

Awarding Agency

Amount

Date opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

The only property owned by any of the principals in the City of Boston is the home of Daniel Ocasio

230 W. Canton St,
Boston, MA 02116

CERTIFICATION

I/We, Victor Jorin, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated August 25, 1987

Victor A. Jorin
Signature

Urban Access

230 W. Canton St., Boston, MA 02116
Address & Zip Code

Dated _____

Signature

Address & Zip Code

MEMORANDUM

OCTOBER 8, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR
TOM O'MALLEY, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE PARCELS
R-12A and R-12B, BOUNDED BY MASSACHUSETTS AVENUE,
NORTHAMPTON STREET AND WASHINGTON STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE URBAN ACCESS AND CALVIN JOHNSON ASSOCIATES AS REDEVELOPER OF PARCELS R-12A AND R-12B FOR THE PURPOSE OF CREATING SEVENTY-FOUR (74) MIXED-INCOME RENTAL UNITS, SEVENTY NINE HUNDRED FIFTY TWO (7,952) SQUARE FEET OF RETAIL SPACE AND 54 PARKING SPACES. FURTHERMORE, IT IS REQUESTED THAT THE AUTHORITY AUTHORIZE THE DIRECTOR TO EXECUTE A LICENSE FOR EARLY ENTRY TO THE SITE FOR THE PURPOSE OF SITE PREPARATION AND SOIL CONDITIONS INVESTIGATION.

Parcels R-12A and R-12B consist of a total 40,773 square feet of vacant land in the South End Urban Renewal Area, Project No. Mass.R-56. Parcel R-12A is bounded by Washington Street, Northampton Street, Massachusetts Avenue and Parmelee Street and consists of 23,905 square feet of vacant land. Parcel R-12B is located at 91-113 Northampton Street and consists of 16,868 square feet of vacant land. Parcels R-12A and R-12B were both offered for development under Phase 1 of the South End Neighborhood Housing Initiative (SENHI) program.

The SENHI program and guidelines were designed with maximum community involvement. The main objective of the program was to create affordable rental units and homeownership opportunities on the Authority's properties in the South End. The plan calls for developing about sixty (60) Authority-owned sites in two phases. The first phase included twelve (12) buildings and vacant lots. On March 2, 1987, twelve (12) sites were advertised for development. On April 10, 1987 proposals were received on fast track parcels SE-59-66. Tentative designation was given to Tenants Development Corporation on June 24, 1987. On June 30, 1987, twenty-two (22) proposals were received on ten (10) sites from eleven (11) development teams. Three proposals were submitted for Parcels R-12A and R-12B. The Authority sponsored three consecutive meetings on the evenings of August 18, 19 and 20 for the development teams to present their proposals to the community. The team of Urban Access and Calvin Johnson Associates proposal best met SENHI's program and guidelines.

In response to the requirements of the Request for Proposals issued for SENHI, Phase I, Urban Access Inc. formed the (for profit) corporation of Urban Access and Calvin Johnson Associates. This newly formed development team is a minority-owned partnership which has the combined experience of designing and developing over 700 units of housing. The principals are Dan Ocasio, Victor Jorrin, and Calvin Johnson.

The proposed project combines Parcels R-12A and R-12B in a development which will create a total of seventy-four (74) mixed-income rental units, 7,952 square feet of retail space and fifty-four (54) parking spaces. The design of the buildings reflects the character of the traditional South End type mansard roof with brick exterior.

The 5-story building proposed on Parcel R-12A will contain forty-eight (48) rental units and will have a gross residential area of 55,600 square feet. The retail space will include 7,952 gross square feet of area on the first floor. The other four floors will house the residential units. Parking will be provided below-grade for thirty-four (34) spaces. The design of the building is in the style of the grand hotels typical of Boston, with mansard-type roof and separate entrances to the residential units.

The 4-story building on Parcel R-12B will contain twenty-six (26) rental units and will have a gross residential area of 26,000 square feet. There will be twenty (20) off-street on grade parking spaces which will be accessible from Trask Street.

As proposed, the development team will produce a total of seventy-four (74) rental units of which fifty-two (52) will be affordable to low-and-moderate-income families. The proposed residential unit mix will consist of 28 one-bedroom units, 39 two-bedroom units, and 6 three-bedroom units. One of the units will be reserved for an on-site manager to conduct the property management of this development. The rental income levels will be based upon the levels established by the U. S. Department of Housing and Urban Development (HUD) for the Boston SMSA. The affordability of these fifty-two (52) units will be preserved over the long-term of deed restrictions.

The total development cost has been estimated at \$9,674,615. The Boston Bank of Commerce has expressed an interest in the financing of this proposed project. Furthermore, the development team will be working with Boston's Public Facilities Department and the Executive Office of Communities and Development (EOCD) to obtain State Housing Assistance for Rental Production (SHARP) funding.

The architect for this project is Victor Jorrin of Urban Access. R. E. Hill and Company of Cambridge is the management agent. Local residents will be employed and trained by R. E. Hill

Company in the management of this development. The development consultant is Calvin Johnson Associates and the general contractor will be C-Q Construction Corporation.

Urban Access and Calvin Johnson Associates has received Support from 16 abutters or near neighbors of the project site, the Worcester Square Neighborhood Association and both the Oficina Hispana de la Comunidad, and Nuestra Comunidad CDC's.

Should the Authority tentatively designate Urban Access and Calvin Johnson Associates as redeveloper of Parcels R-12A and R-12B, the team will submit final working drawings and specifications which will conform with the Authority's standards and guidelines, and with the South End Urban Renewal Plan.

It is, therefore, recommended that Urban Access and Calvin Johnson Associates be tentatively designated as redeveloper of Re-Use Parcels R-12A and R-12B for the creation of seventy-four (74) mixed-income rental units, 7,952 square feet of retail space with fifty-four accompanying parking spaces in the South End Urban Renewal Area. Furthermore, it is recommended that the Authority authorize the Director to execute a License Agreement with the Redeveloper for early entry to Parcels R-12A and R-12B for the purpose of site preparation and soil conditions investigations.

An appropriate vote follows:

